

Tabled 11/26/69

MEMORANDUM

Resubmitted December 11, 1969

TO: Boston Redevelopment Authority
FROM: John D. Warner, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Re: Petition No. Z-1698
Parker Hill Medical Center
(Mass. Women's Hospital)
53 Parker Hill Avenue, Roxbury

Petitioner seeks four variances to erect a four story addition to a hospital in an Apartment (H-1) district. The proposal would violate the code as follows:

		Req'd.	Proposed
Sect. 14-2	Lot area for additional unit is insufficient	1000 sf/du	904 sf/du
Sect. 15-1	Floor area ratio is excessive	1.0	1.29
Sect. 20-1	Rear yard is insufficient	30 ft.	4 ft.
Sect. 23-3	Off-street parking is insufficient	60 spaces	33 spaces

The property is located on Parker Hill Avenue near the intersection of Huntington Avenue and adjacent to the New England Baptist Hospital. The proposed masonry extension would replace an outmoded frame structure. Patient capacity of the hospital would be increased from 55 to 115. This petition was presented to the BRA Board on November 26, 1969 with the staff recommendation that the petition be denied. The BRA Board tabled the petition with the recommendation that the staff attempt to work out a satisfactory solution with the Hospital. As a result, several meetings were held with the hospital planning staff. All objections of the BRA staff were satisfied through the following recommendations: 1) The hospital will endeavor to participate in a traffic and circulation study now being conducted in the Fenway-Parker Hill Area by Northeastern University and the Medical Area Planning Commission. 2) The hospital will seek to obtain a letter of intent from the adjacent New England Baptist Hospital regarding the purchase of abutting vacant property which is currently used for parking. 3) The Medical Center will explore the possibility of participating in the Medical Area Planning Commission. This is an association of teaching hospitals in the Fenway-Parker Hill area which meet and act on common problems effecting the medical community. 4) Failing to purchase adjacent land for parking, the hospital will seek to obtain a long term parking lease for those lots presently utilized by the hospital. 5) Any future expansion by the hospital will include off-street parking facilities required under the code. Recommend approval.

VOTED: That in connection with Petition No. Z-1698, brought by Parker Hill Medical Center (Mass. Women's Hospital) for variances because of
a) insufficient lot area for additional unit,
b) rear yard, c) off-street parking, and d)
excessive floor area ratio and to erect a four
story addition to a hospital in an Apartment
(H-1) district, the Boston Redevelopment Authority

recommends approval. Several meetings were held with the hospital planning staff. All objections of the BRA staff were satisfied through the following recommendations. 1) The hospital will endeavor to participate in a traffic and circulation study now being conducted in the Fenway-Parker Hill Area by Northeastern University and the Medical Area Planning Commission. 2) The hospital will seek to obtain a letter of intent from the adjacent New England Baptist Hospital regarding the purchase of abutting vacant property which is currently used for parking. 3) The Medical Center will explore the possibility of participating in the Medical Area Planning Commission. This is an association of teaching hospitals in the Fenway-Parker Hill area which meet and act on common problems affecting the medical community. 4) Failing to purchase adjacent land for parking, the hospital will seek to obtain a long term parking lease for those lots presently utilized by the hospital. 5) Any future expansion by the hospital will include off-street parking facilities required under the code.

